5 1 Downey Brand LLP JAMIE P. DREHER (Bar No. 209380) KELLY L. POPE (Bar No. 235284) 2 621 Capitol Mall, 18th Floor Sacramento, CA 95814-4731 3 Telephone: 916.444.1000 4 Facsimile: 916.444.2100 idreher@downeybrand.com 5 kpope@downeybrand.com 6 Attorneys for BRADLEY SHARP, Chapter 11 Trustee 7 8 UNITED STATES BANKRUPTCY COURT 9 EASTERN DISTRICT OF CALIFORNIA 10 SACRAMENTO DIVISION 11 CS360 TOWERS, LLC, a California Case No. 17-20731 limited liability company, 12 Chapter Number: 11 Debtor. 13 Docket Control No. TBG-2 14 EXHIBIT LIST TO SUPPLEMENT TO MOTION FOR AUTHORITY TO USE 15 **CASH COLLATERAL** 16 Date: April 18, 2017 17 Time: 9:00 a.m. Dept: D 18 Judge: Hon. Robert S. Bardwil 19 **PAGE DESCRIPTION OF EXHIBIT EXHIBIT** 20 1 CS360 Towers, LLC Monthly Budget 21 22 DATED: April 14, 2017 DOWNEY BRAND LLP 23 24 /s/ Jamie P. Dreher By: 25 JAMIE P. DREHER 26 Proposed Attorney for Chapter 11 Trustee **BRADLEY SHARP** 27 28 1 1479818.1 EXHIBIT LIST TO SUPPLEMENT TO MOTION TO AUTHORITY TO USE CASH COLLATERAL

## **EXHIBIT 1**

CS360 Towers, LLC Monthly Budget

Consolidated	<u>Period</u>	Period	<u>Period</u>	Period	Period	Period	Period	Ferlod	Leriod -	
Condo Units = 34	April	May	June	À THE	August	September	October	November	December	lotal
Commercial Units = 9	2017	2017	2017	2017	2017	2017	E	7.III.	70.17	7
The state of the s	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budger
Beginning Cash Balance	177,686	181,419	227,587	270,755	315,922	363,090	410,258	457,425	504,593	
Receipts	!	1	1	1	1	1	27 746	E7 74E	E7 71E	510 435
Condo Rent	57,715	57,715 6,000	57,715 8,000	57,715 10,000	12 000	12,000	12.000	12.000	12,000	84,000
Commercial Unit Reni		00,0	) )	00,0	) 1	o '	, '	•	1	
Parking / Other Terian moune Definds / Security Deposit Releases	2 200		t	•	,	•	•	•	1	2,200
Miscellaneous	) ' 	5,000	•	1	•	•	•	•	'	5,000
L Total Receipts	59,915	68,715	65,715	67,715	69,715	69,715	69,715	69,715	69,715	610,635
Disbursements					1	1	1	61	071	(400 to 400)
HOA Dues	(44,227)	(14,742)	(14,742)	(14,742)	(14,742)	(14,742)	(14.742)	(14,742)	(14,742)	(162,167)
Insurance	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(12,605)
Maintenance / Repairs / Locksmith	(220)	(250)	(250)	(220)	(220)	(220)	(220)	(250)	(220)	(2,250)
Make Ready (Cleaning)	(200)	(200)	(100)	(200)	(200)	(200)	(700)	(200)	(200)	(6,300)
Off Site Parking		•	,	•		•		•	,	• 1
Office Expenses	(150)	(150)	(150)	(120)	(150)	(150)	(150)	(150)	(120)	(1,350)
Onsite Management Fees	(000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(30,000)
Property Management Fees	(1.154)	(1.154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(10,389)
Utilities	(2,300)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(11,500)
Miscellaneous			•	•	•	•	ı	1		
Total Disbursements	(56,182)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(236,561)
Frding Cash Balance	181.419	227,587	270,755	315,922	363,090	410,258	457,425	504,593	551,761	551,761
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Notes / Assumptions

CS360 Towers, LLC Monthly Budget

						20000000000000000000000000000000000000				
CS360	Period	<u>Period</u>	<u>Period</u>	Period	Period	Period	Period	Period	Period	
Condo Units = 20	April	Мау	June	λį.	August	September	October	November	Liecember	le le le
Commercial Units = 9	2017	2017	2017	2017	7007	7.007	4011	7107		
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Stroget	Budget
Document Coch Delance	106 912	107 194	139.459	168.725	199,990	233,255	266,520	299,786	333,051	
Degiming Cash Dalance	1.00									
Kecelpts Condo Bont	36 735	36 735	36.735	36.735	36.735	36,735	36,735	36,735	36,735	330,615
Commercial Unit Rent	,	6,000	8,000	10,000	12,000	12,000	12,000	12,000	12,000	84,000
Parking / Other Tenant Income	•		•	1	1	ı	•	1	•	
Refunds / Security Denosit Releases	2.200	٠	•	•	•	•	•	•	•	2,200
Miscellaneous	1	5,000	į	•	•	•	•	,	1	5,000
Total Receipts	38,935	47,735	44,735	46,735	48,735	48,735	48,735	48,735	48,735	421,815
Disbursements	;	1	Í	í		, co	(40.027)	(10.027)	(40.037)	
HOA Dues	(30,110)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(10,057)	
Insurance	(838)	(838)	(838)	(838)	(938)	(938)	(838)	(938)	(838)	
Maintenance / Repairs / Locksmith	(150)	(150)	(150)	(150)	(150)	(150)	(120)	(150)	(150)	
Make Ready (Cleaning)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(3,600)
Off Site Parking		٠	•	•	•	1	•	•	1 ;	
Office Expenses	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(006)
Onsite Management Fees	(4,020)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	
Property Management Fees	(735)	(735)	(735)	(735)	(735)	(735)	(735)	(735)	(735)	
Utilities	(2,200)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	
Miscellaneous		•	•	•	•	•	•	•	-	
Total Disbursements	(38,653)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(162,411)
Ending Cash Balance	107,194	139,459	168,725	199,990	233,255	266,520	299,786	333,051	366,316	366,316
	•	•								

Notes / Assumptions
Current units rented stay occupied and current on rents
Shared costs include: Insurance, office expenses, onsite management fees. Expenses shared 67% CS360, 33% Elvidge units
Timing of unit sales not estimated in current budget
Starting cash estimated from current information received by the Trustee. Subject to change.

CS360 Towers, LLC Monthly Budget

Ron Elvidge Condo Units = 14	Period April 2017	Period May 2017	Period June 2017		Period August 2017	Period September 2017	Period October 2017	Period November 2017	Period December 2017	Total 2017
	Surdices		Budget			0.4854	Budget	Budget		Budget
Beginning Cash Balance	70,774	2	88,127	102,030		•	143,737	157,640		
Receipts	000	000	000	00000	080 06	20 980	20 980	20 980	20.980	188 820
Condo Rent	20,980	70,980	70,300	70,300	70,300	20,300	20,000	20,00	20,00	0100
Commercial Unit Rent	•	•	•	•	1	ŀ	•	•	•	
Parking / Other Tenant Income	•	•	•	•	,			1	ł	
Refunds / Security Deposit Releases	٠		i	•	•	ı	•	•	1	
Miscellaneous	1	•	1	•	•	•	•	Î	1	•
Total Receipts	20,980	20,980	20,980	20,980	20,980	20,980	20,980	20,980	20,980	188,820
Disbursements	j		1	Î	(001 )	(301.4)	(900 + 7	(4 706)	(306)	
HOA Dues	(14,117)	(4,706)	(4, /06)	(4,706)	(4,700)	(4,700)	(4,700)	(00/,4)	(00 / t)	
Insurance	(462)	(462)	(462)	(462)	(462)	(462)	(462)	(462)	(462)	
Maintenance / Repairs / Locksmith	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	
Make Ready (Cleaning)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(2,700)
Off Site Parking	•	,	•	•	1	•	•	1	1	
Office Expenses	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	
Onsite Management Fees	(1,980)	(066)	(066)	(066)	(066)	(066)	(066)	(066)	(066)	
Property Management Fees	(420)	(420)	(420)	(420)	(420)	(420)	(420)	(420)	(420)	
Utilities	(100)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	
Miscellaneous		,	1	•	1	•	•	•	1	
Total Disbursements	(17,529)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(74,149)
Ending Cash Balance	74,225	88,127	102,030	115,932	129,835	143,737	157,640	171,542	185,445	185,445
				•						

Notes / Assumptions Current units rented stay occupied and current on rents